

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

March 16, 1999

FROM: **MANUEL AHUERO**, Director
Real Estate Services Department

SUBJECT: **LEASE AMENDMENT FOR SOCIAL SERVICES GROUP (SSG) – DEPARTMENT OF
CHILDREN'S SERVICES (DCS) IN BARSTOW**

RECOMMENDATION:

1. Approve the Second Amendment with San Bernardino County Credit Union/Marine Corp West Credit Union, A California General Partnership, for office space located at 170 North Yucca in Barstow.
2. Authorize the Auditor/Controller to increase both the Rent Appropriations Budget Unit No. AAA-RNT-2905 and Reimbursement Account Unit No. AAA-RNT-5041 by the amount of \$9,141. (4 votes required)

BACKGROUND INFORMATION: On April 23, 1990, the Board of Supervisors approved a seven-year lease agreement, Contract No. 90-383, with San Bernardino County Credit Union/Marine Corp West Credit Union, a California General Partnership, for office space located at 170 North Yucca in Barstow for a 3,800 square foot SSG Jobs and Employment Services Department (JESD) Greater Avenue for Independence (GAIN) office. On June 17, 1997, the lease was amended to extend the lease two (2) years to May 31, 1999. JESD is co-locating with the Transitional Assistance Department (TAD) office in Barstow to improve service to the public and meet the mandates of the California Work Opportunity and Responsibility to Kids (CalWORKS) program. The DCS currently co-located with TAD will move to the present JESD office at 170 North Yucca in Barstow. This amendment includes the following provisions:

- Increases total square feet by 1,621 square feet for a total of 5,421 square feet to meet the space requirements of DCS;
- Increases rent from \$.91 to \$1.20 per square foot to pay for tenant improvements and a market adjustment;
- Sets the annual rent increase at 2%;
- Extends the lease for three (3) years;
- Provides for new tenant improvements;
- Updates the insurance and other language in the lease; and
- County's right to terminate the lease with 90 days notice.

REVIEW BY OTHERS: This agenda item has been reviewed by SSG and Risk Management; and approved as to legal form by Deputy County Counsel, Rex Hinesley on February 24, 1999.

FINANCIAL IMPACT: The monthly lease payments, upon completion of new tenant improvements, will increase from \$3,458 (\$.91 per square foot) to \$6,505 (\$1.20 per square foot per month), will be paid from the County's Rent Budget (AAA-RNT-2905) and reimbursed from SSG's budget (AAA-DPA-DCS).

SUPERVISORIAL DISTRICT: 1

PRESENTER: Manuel Ahuero